

ORDINANCE NO. Z-12-08-23-H2

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 46-132(b)(1), CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO ORIGINALLY ZONE 13.07 ACRES OF LAND OUT OF THE P. A. HOLDER SURVEY, ABSTRACT NO. 297, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AS PLANNED UNIT DEVELOPMENT (PUD) NO. 93.**

**WHEREAS**, the City of Round Rock, Texas has recently annexed 13.07 acres of land out of the P. A. Holder Survey, Abstract No. 297 in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" (the "Property"), attached hereto and incorporated herein, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the original zoning of the Property on the 25th day of July, 2012, following lawful publication of the notice of said public hearing, and

**WHEREAS**, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the Property in Exhibit "A" be originally zoned as Planned Unit Development (PUD) No. 93, and

**WHEREAS**, on the 23rd day of August, 2012, after proper notification, the City Council held a public hearing on the proposed original zoning, and

**WHEREAS**, the City Council determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and

**WHEREAS**, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, Sections 46-92, 46-104, and 46-106, Code of

Ordinances (2010 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK,  
TEXAS:**

**I.**

That the City Council has hereby determined the Planned Unit Development (PUD) No. 93 meets the following goals and objectives:

- (1) The development in PUD No. 93 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 93 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 93 does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.
- (4) P.U.D. No. 93 will be adequately provisioned by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities.
- (5) P.U.D. No. 93 will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

**II.**

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the property described in Exhibit "A", attached hereto and incorporated herein shall be, and is hereafter designated as, Planned Unit Development (PUD) No. 93, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 93 attached hereto as Exhibit "B", which agreement shall govern the development and use of said property.

**III.**

**A.** All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

**B.** The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

**C.** The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

**Alternative 1.**

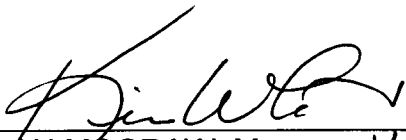
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

**READ, PASSED, and ADOPTED** on first reading this 23<sup>d</sup> day of AUGUST, 2012.

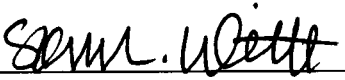
**Alternative 2.**

**READ and APPROVED** on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**READ, APPROVED and ADOPTED** on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

  
~~ALAN MCGRAW, Mayor~~ **Kris Whitfield,**  
City of Round Rock, Texas **Mayor Pro-Tem**

ATTEST:

  
SARA L. WHITE, City Clerk

"A"

*This document was prepared under 22TAC §63.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.*

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = FOUND 1/2" IRON ROD WITH "AUSTIN SURVEY GROUP" CAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°11'52"W	313.44
L2	N00°48'08"W	225.00
L3	S89°11'52"W	225.00
L4	N02°03'48"W	18.25'
L5	N04°54'50"W	100.54'
L6	N02°03'48"W	214.58
L7	N47°03'48"W	49.50'
L8	N02°03'48"W	535.68
L9	N27°56'12"E	92.00'
L10	N02°03'48"W	276.25
L11	N45°42'04"E	25.77'
L12	N69°28'14"E	160.00'
L13	S89°11'52"W	179.81'
L14	N46°25'50"W	57.54'
L15	N02°03'48"W	184.81'
L16	N89°11'52"E	225.00
L17	S00°48'08"E	225.00

S:\LAND\200-1249\1242\dwg\1242-ZONING-3.dwg 5/23/2011 9:19:35 AM CDT

SKETCH TO ACCOMPANY DESCRIPTION  
(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: MAY 20, 2011 SCALE: 1" = 200'  
**RJ SURVEYING & ASSOCIATES, INC.**  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
 (512) 836-4793 FAX: (512) 836-4817

11.94 Acres

A PARCEL OF LAND IN COUNTY, TEXAS, BEING A PART OF THE P. A. HOLDER SURVEY, ABSTRACT No. 297, AND BEING A PART OF THAT 8.856 ACRE TRACT OF LAND (TRACT 4A) CONVEYED TO WILSHIRE HOMES, INC., BY DEED RECORDED IN DOCUMENT No. 2000006061 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, LESS AND NOT INCLUDING THAT 1.496 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK FOR FOREST CREEK DRIVE RIGHT OF WAY BY DEED RECORDED IN DOCUMENT No. 2005048301 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PART OF THAT 8.856 ACRE TRACT OF LAND (TRACT 4B) CONVEYED TO PULTE HOMES OF TEXAS, L.P. BY DEED RECORDED IN DOCUMENT No. 2000006058 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set in the East Line of said Tract 4A, the same being the Southwest Corner of Lot 1, Block M, Sonoma Section 10, according to the plat thereof recorded in Cabinet Y, Slide 332 of the Plat Records of Williamson County, Texas, and also being the Northeast Corner of the said 1.496 Acre Tract of land conveyed to the City of Round Rock for Forest Creek Drive right of way;

THENCE S.89°11'52"W., along the North Line of the 1.496 Acre Tract, the same being the North Line of Forest Creek Drive, a distance of 313.44 feet, (from which point a 1/2" iron rod with "Austin Survey Group" cap bears S.89°11'52"W., 305.68 feet);

THENCE across the said 8.856 Acre Wilshire Homes Tract the following two courses:

1. N.00°48'08"W. a distance of 225.00 feet;
2. S.89°11'52"W. a distance of 225.00 feet to a point in the East Line of the proposed right of way for Arterial A;

THENCE across the said 8.856 Acre Wilshire Tract and along the proposed East Line of Arterial A the following five courses:

1. N.02°03'48"W. a distance of 18.25 feet;
2. N.04°54'50"W. a distance of 100.54 feet;
3. N.02°03'48"W. a distance of 214.58 feet;
4. N.47°03'48"W. a distance of 49.50 feet;
5. N.02°03'48"W. (at a distance of 87.72 feet pass the North Line of the said 8.856 Acre Wilshire Tract and continue across the said 8.856 Acre Pulte Tract) in all a distance of 535.68 feet;

THENCE continue across the said 8.856 Acre Pulte Tract the following two courses:

1. N.27°56'12"E. a distance of 92.00 feet;
2. N.02°03'48"W. a distance of 276.25 feet to the center of Brushy Creek and the North Line of the said 8.856 Acre Pulte Tract;

11.94 Acres

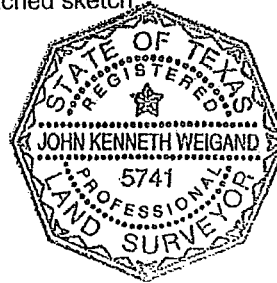
THENCE along said North Line the following two courses:

1. N.45°42'04"E. a distance of 25.77 feet;
2. N.69°28'14"E. a distance of 160.00 feet to the Northeast corner of the said 8.856 Acre Pulte tract and the Northwest Corner of Lot 46, Block F, Sonoma Section 12, according to the plat thereof recorded in Cabinet Z, Slides 347 and 348 of the Plat Records of Williamson County, Texas;

THENCE S.14°53'58"E., along the West Line of said Lot 46, the West Line of Lot 77, Block F and the West Line of Lot 1, Block M, a distance of 1604.76 feet to the said Point of Beginning.

Containing 11.94 acres, more or less, as shown on the attached sketch.

*John K. Weigand 5/23/2011*  
J. Kenneth Weigand  
Registered Professional Land Surveyor No. 5741  
State of Texas



RJ Surveying & Associates, Inc.  
1212 East Braker Lane  
Austin, Texas 78753

This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

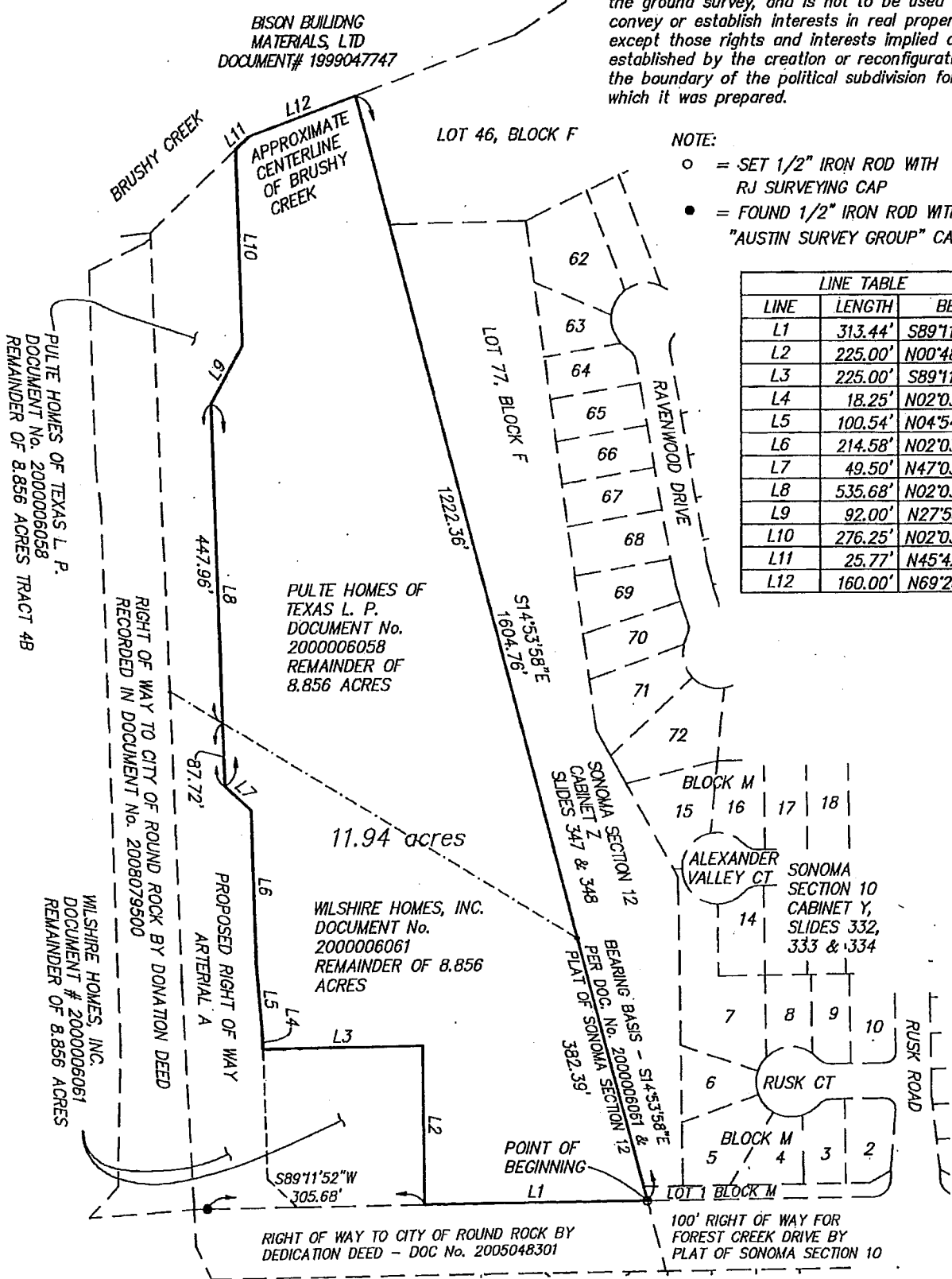
The West Line of Lot 1, Block M is assumed to bear S.14°53'58"E. as shown on the plat of Sonoma Section 10.

This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

NOTE:

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = FOUND 1/2" IRON ROD WITH "AUSTIN SURVEY GROUP" CAP

LINE TABLE		
LINE	LENGTH	BEARING
L1	313.44'	S89°11'52"W
L2	225.00'	N00°48'08"W
L3	225.00'	S89°11'52"W
L4	18.25'	N02°03'48"W
L5	100.54'	N04°54'50"W
L6	214.58'	N02°03'48"W
L7	49.50'	N47°03'48"W
L8	535.68'	N02°03'48"W
L9	92.00'	N27°56'12"E
L10	276.25'	N02°03'48"W
L11	25.77'	N45°42'04"E
L12	160.00'	N69°28'14"E



SKETCH TO ACCOMPANY DESCRIPTION  
(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: MAY 20, 2011 SCALE: 1" = 200'  
RJ SURVEYING & ASSOCIATES, INC.  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817

S:\LAND\200-1249-1242.dwg 3:50:22 PM CDT 8/29/2011 8:29:29 AM G:\2-2.dwg

1.13 acres

A PARCEL OF LAND IN COUNTY, TEXAS, BEING A PART OF THE P. A. HOLDER SURVEY, ABSTRACT No. 297, AND BEING A PART OF THAT 8.856 ACRE TRACT OF LAND (TRACT 4A) CONVEYED TO WILSHIRE HOMES, INC., BY DEED RECORDED IN DOCUMENT No. 2000006061 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, LESS AND NOT INCLUDING THAT 1.496 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK FOR FOREST CREEK DRIVE RIGHT OF WAY BY DEED RECORDED IN DOCUMENT No. 2005048301 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a 1/2" iron rod with RJ Surveying cap set in the East Line of said Tract 4A, the same being the Southwest Corner of Lot 1, Block M, Sonoma Section 10, according to the plat thereof recorded in Cabinet Y, Slide 332 of the Plat Records of Williamson County, Texas, and also being the Northeast Corner of the said 1.496 Acre Tract of land conveyed to the City of Round Rock for Forest Creek Drive right of way;

THENCE S.89°11'52"W. crossing the said 8.856 Acre Tract and along the North Line of the said 1.496 Acre Tract a distance of 313.44 feet to the Point of Beginning;

THENCE S.89°11'52"W. along the North Line of the 1.496 Acre Tract, the same being the North Line of Forest Creek Drive, a distance of 179.81 feet to a point in the East Line of the proposed right of way for Arterial A, from which point a 1/2" iron rod with "Austin Survey Group" cap bears S.89°11'52"W., 125.88 feet;

THENCE across the said 8.856 Acre Tract and along the proposed East Line of Arterial A, the following two courses:

1. N.46°25'50"W. a distance of 57.54 feet;
2. N.02°03'48"W. a distance of 184.81 feet;

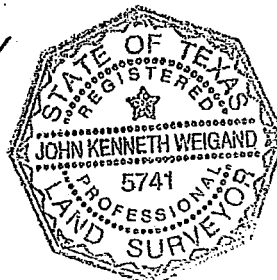
THENCE across the said 8.856 Acre Tract the following two courses:

1. N.89°11'52"E. a distance of 225.00 feet;
2. S.00°48'08"E. a distance of 225.00 feet to the said Point of Beginning.

Containing 1.13 acres, more or less, as shown on the sketch attached.

*John H. Weigand* 5/23/2011  
J. Kenneth Weigand  
Registered Professional Land Surveyor No. 5741  
State of Texas

RJ Surveying & Associates, Inc.  
1212 East Braker Lane  
Austin, Texas 78753

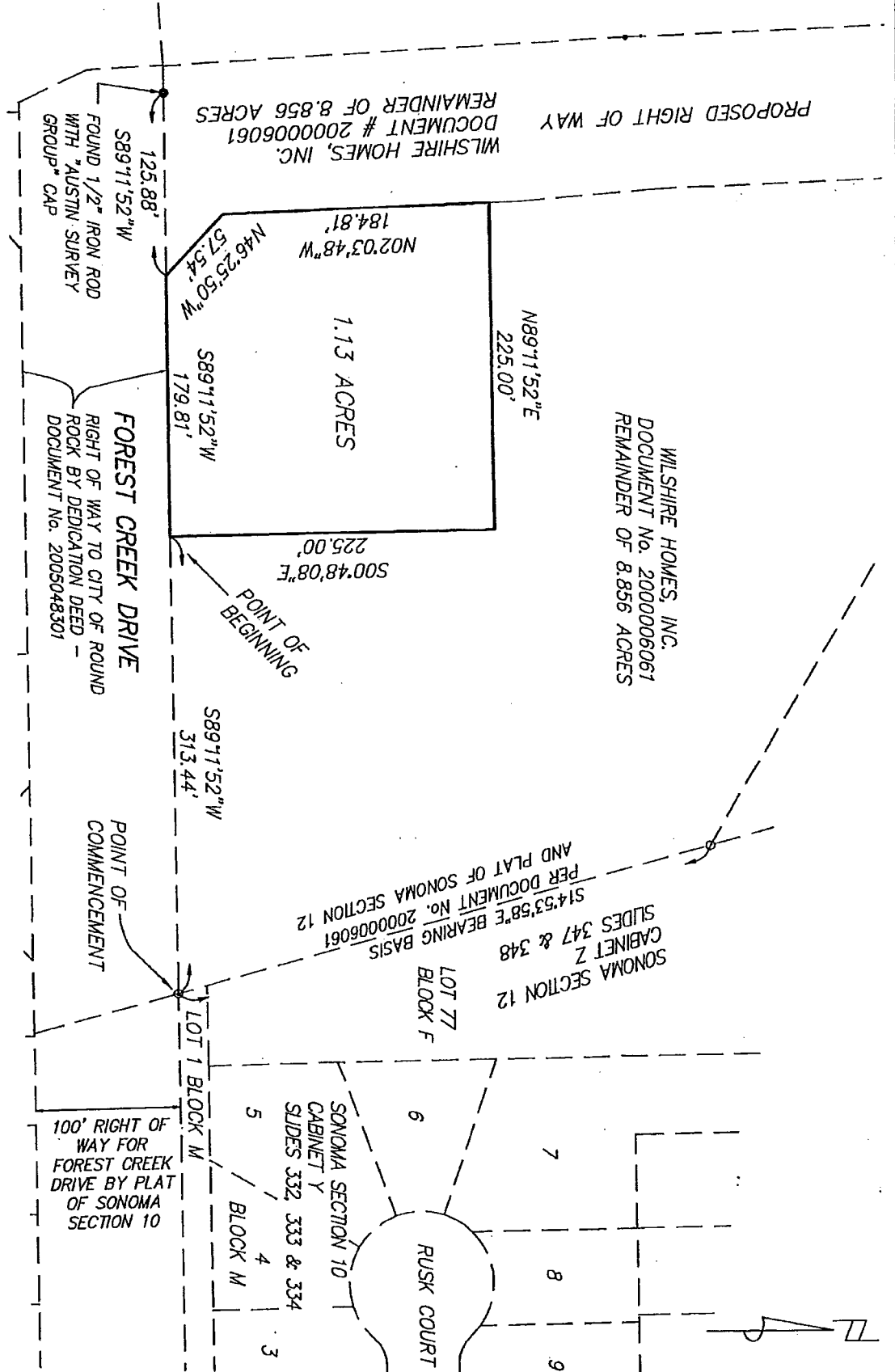


This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

The West Line of Lot 1, Block M is assumed to bear S.14°53'58"E. as shown on the plat of Sonoma Section 10.

NOTE:

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP



# SKETCH TO ACCOMPANY DESCRIPTION

(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: MAY 17, 2011 SCALE: 1" = 100'

**RJ SURVEYING & ASSOCIATES, INC.**

1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817

This document was prepared under 22TAC 66.321, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



**DEVELOPMENT PLAN  
SONOMA NORTHWEST  
PLANNED UNIT DEVELOPMENT NO. 93**

**THE STATE OF TEXAS           §  
COUNTY OF WILLIAMSON   §**

**THIS DEVELOPMENT PLAN** (this "Plan") is adopted and approved by the CITY OF ROUND ROCK, TEXAS (hereinafter referred to as the "City"). For purposes of this Plan, the term Owner shall mean Pulte Homes and WHJ, LLC, their respective successors and assigns; provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

**WHEREAS**, the Owner is the owner of certain real property consisting of 13.07 acres, as more particularly described in **Exhibit "A"**, (herein after referred to as the "Property") attached hereto and made a part hereof; and

**WHEREAS**, the Owner has submitted a request to the City to rezone the Property as a Planned Unit Development (the "PUD"); and

**WHEREAS**, pursuant to Section 46-106 of the Round Rock City Code, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; and

**WHEREAS**, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

**WHEREAS**, on July 25, 2012, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD; and

**WHEREAS**, the City Council has reviewed the proposed Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

**NOW THEREFORE:**

## **I.**

### **GENERAL PROVISIONS**

#### **1. CONFORMITY WITH DEVELOPMENT STANDARDS**

That all uses and development within the Property shall conform to the Development Standards included in Section II herein.

#### **2. CHANGES AND MODIFICATIONS**

No changes or modifications will be made to this Plan unless all provisions pertaining to changes or modifications as stated in Section II.13 below are followed.

#### **3. ZONING VIOLATION**

Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Section 1.9, Code of Ordinances, City of Round Rock, Texas, 2010, as amended.

#### **4. MISCELLANEOUS PROVISIONS**

##### **4.1. Severability**

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

##### **4.2. Venue**

All obligations of the Plan are performable in Williamson County, Texas, and venue for any action shall be in Williamson County.

##### **4.3. Effective Date**

This Plan shall be effective from and after the date of approval by the City Council.

## II.

### DEVELOPMENT STANDARDS

#### 1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Round Rock City Code, as amended, hereinafter referred to as "the Code."

#### 2. PROPERTY

This Plan covers approximately 13.07 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A"**.

#### 3. PURPOSE

The purpose of this Plan is to ensure a PUD that 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

#### 4. APPLICABILITY OF CITY ORDINANCES

##### 4.1. Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **C-2 (Local Commercial)** zoning district, as applicable and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

##### 4.2. Other Ordinances

All other Ordinances within the Code, as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

## **5. PERMITTED USES**

The following uses are permitted on Tract "A" and on Tract "B", as referenced on Exhibit "B". Unless otherwise indicated, the definitions of all terms used to describe uses in this document shall be those found in the Zoning Code of the City of Round Rock, as amended.

### **5.1. Tract A (9.09 acres)**

A maximum of 120 multi-family residential units with the following development standards:

- 1) Maximum height of two (2) stories.
- 2) Each residential unit shall have at least one (1) attached garage-enclosed parking space which is integrated within the dwelling structure. Any additional garage-enclosed parking spaces may be attached or detached from the unit. Garages shall comply with the following standards:
  - a) Attached garages shall not extend beyond the front building façade of the dwelling structure.
  - b) Detached garages shall not be permitted in the front street yard or face a public street. Units shall be constructed with the same materials and with similar architectural features as the residential structure.
  - c) Street-facing garage doors shall not comprise more than 50% of the façade width of each dwelling unit.
  - d) A minimum of five (5) design features from the following list shall be incorporated into the building design:
    - i. Bay window
    - ii. Arched window
    - iii. Gable window
    - iv. Oval or round windows
    - v. Shutters
    - vi. Arched entry, balcony or breezeway entrance
    - vii. Stone or brick accent wall

- viii. Decorative stone or brick band
  - ix. Decorative tile
  - x. Veranda, terrace, patio, porch or balcony
  - xi. Projected wall or dormer
  - xii. Variation of roof lines on the building
  - xiii. Decorative caps on chimneys
  - xiv. Other feature as approved by the zoning administrator.
- 3) Exterior stairwells shall be permitted provided that the design, color, and materials complement the architectural theme of the dwelling structure. Final exterior stairwell design shall be approved by the zoning administrator.
- 4) A minimum of two (2) amenities shall be required. The first amenity shall be provided prior to the issuance of a certificate of occupancy for the 60<sup>th</sup> dwelling unit. The second amenity shall be provided prior to the issuance of certificate of occupancy for the 90<sup>th</sup> dwelling unit.
- a. Playground equipment;
  - b. Fenced dog park, to measure no smaller than 2,500 square feet, with minimum depth twenty-five (25) feet;
  - c. Private fitness facility;
  - d. Picnic area, to contain no fewer than two (2) tables and two (2) cooking grills;
  - e. Swimming pool;
  - f. Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device);
  - g. Tennis court;
  - h. Basketball court;
  - i. Volleyball court.

- 5) The parkland dedication requirement for the Property shall be met by dedication of approximately 2.5 acres, as identified in **Exhibit "C"**, to the City for use as a hike and bike trail. This dedication shall satisfy the residential and non-residential parkland dedication requirements for the Property, as specified in the Code, Chapter 36, Article III.

#### **5.2. Tract B (1.13 acres)**

All uses allowed in the C-2 (Local Commercial) zoning district, with the exception of gasoline/fuel sales.

### **6. COMPATIBILITY BUFFER**

A compatibility buffer, consisting of landscaping and a wall shall be required along approximately 350 feet of the property line, as indicated on **Exhibit "B"**. The compatibility buffer shall meet the following standards:

#### **6.1. Landscaping**

- 1) A landscape area of at least eight feet wide shall be provided. The minimum quantity of landscaping within the area shall be:
  - a. One large tree per 50 linear feet with a minimum caliper of three inches, selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual; and
  - b. One medium tree per 25 linear feet with a minimum caliper of two inches, selected from the list of approved evergreen tree species in Appendix B of the Tree Technical Manual; and
- 2) Other than the required landscaping, nothing shall be placed within this landscape buffer, including without limitation, accessory buildings, parking lots, storage of materials and refuse containers. The landscape buffer may not be used as a utility easement.

#### **6.2. Compatibility Fence**

A compatibility fence, pre-cast concrete panel or masonry, shall be installed on the property line. The fence shall meet the standards contained in Section 46-200 (e) of the Code.

## **7. MULTI-FAMILY DEVELOPMENT STANDARDS**

### **7.1. Lots & Setbacks**

- (1) Minimum Lot Area - 1 acre
- (2) Minimum Lot Width - 200 feet
- (3) Minimum Setback From Street (ROW) - 35 feet
- (4) Minimum Rear Setback - 35 feet
- (5) Minimum Side Setback - 25 feet
- (6) Minimum Setback for an Accessory Building - 10 feet
- (7) Maximum Height of Accessory Building - 15 feet
- (8) Maximum Lot Coverage - 40 percent
- (9) Maximum Height of Non-Wrought Iron Fence within Street Yard - 3 feet
- (10) Maximum Height of Wrought Iron Fence within Street Yard - 6 feet
- (11) Maximum Height of fence outside Front Street Yard - 8 feet (must provide a finished face to abutting streets)

### **7.2. Additional Setback Restrictions**

- (1) No use shall be allowed in setbacks as required in this section, except that parking shall be allowed in the setback more than 15 feet from the property line. Such parking shall require a landscape buffer at least 15 feet deep designed in accordance with landscape requirements found in section 46-195,
- (2) Recreational uses with overhead illumination such as swimming pools, tennis courts, ball fields or playground areas shall not be permitted within 50 feet of any SF-2 district lot line.

### **7.3. Other Standards**

- (1) Off-street parking requirements.
  - (a) The minimum off-street parking requirements for apartments are 1.5 per one bedroom unit, 2 per two bedroom unit and 2.5 per three or more bedroom unit.

- (b) Additional parking shall also be required, consisting of 5 percent of the total spaces required.
  - (c) Parking shall be provided for any uses not listed in this Section. These requirements may be found in section 46-196
- (2) All fences within a street yard shall provide a finished face to abutting streets.
- (3) The height and placement requirements contained in Section 46-163 shall apply.
- (4) The landscaping requirements apply contained in Section 46-195 shall apply.
- (5) The following design standards apply to all residential buildings. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternative design standards may be approved by the zoning administrator in order to permit a more flexible or creative design:
  - (a) Any wall in excess of 60 feet in length shall include offsets of at least two feet, to preclude a box design. There shall be no less than one offset for every 40 feet of horizontal length.
  - (b) Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
  - (c) The exterior finish of all buildings shall be masonry, except for door, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, or horizontally installed cement-based siding. Horizontally installed cement-based siding or stucco shall not comprise more than 50 percent of the exterior finish (breezeways and patio or balcony insets are not included in this calculation), except that 100 percent stucco may be permitted in conjunction with tile roofs.
  - (d) Mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs of all buildings and structures.
  - (e) Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.
  - (f) Windows shall be provided with trim. Windows shall not be flush with exterior wall treatment. Windows shall be provided with an

architectural surround at the jamb, header and sill.

- (g) Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the zoning administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.
- (6) The following compatibility standards are required in order to protect adjacent properties and residential neighborhoods from the adverse impacts sometimes associated with higher intensity development.
  - (a) Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in subsection 46-195(d)(2).
  - (b) All roof-mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.
  - (c) External lighting shall be arranged and controlled so as to deflect light away from any residential district.
- (7) Site lighting design requirements.
  - (a) The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
  - (b) Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
  - (c) Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
  - (d) The height of a fixture shall not exceed 20 feet.

(8) Excessive illumination.

- (a) Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
- (b) Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

**8. LANDSCAPING - FOREST CREEK DRIVE AND KENNEY FORT BOULEVARD**

8.1. Landscape clusters shall be provided on the Property along Forest Creek Drive and Kenny Fort Boulevard. Along Forest Creek Drive, one curvilinear landscape cluster consisting of an area no less than 450 square feet shall be provided for every 75 linear feet, or fraction thereof, of the Property's frontage along Forest Creek Drive. Along Kenney Fort Boulevard, one curvilinear landscape cluster consisting of an area no less than 450 square feet shall be provided for every 125 linear feet, or fraction thereof, of the Property's frontage along Kenney Fort Blvd. The landscape clusters must be unencumbered by easements and may be included in the street right-of-way.

8.2. Each landscape cluster shall consist of the following elements:

- (1) A minimum of three (3) specimen Italian Cypress Trees;
- (2) A minimum of fifteen (15), five-gallon large shrubs, cactus, and ornamental grasses that consist of the same species utilized adjacent to the Sonoma neighborhood on Forest Creek Drive;
- (3) A minimum of one (1) specimen Agave plant;
- (4) Hardscape trellis features, similar in size and design to the existing features adjacent to the Sonoma subdivision on Forest Creek Drive, shall be provided at each vehicular entrance to the complex, one trellis on each side of the entrance.

**9. TRANSPORTATION**

The Transportation Services Director has approved a Traffic Impact Analysis (TIA) for the Plan. Changes to the land uses and/or intensities of development may require further analysis of the traffic impacts.

## **10. GENERAL PLAN 2010**

This Development Plan amends the Round Rock General Plan 2010, which was adopted on July 22, 2010.

## **11. CONCEPT PLAN**

This Plan serves as the Concept Plan required by the Code and approval of this Plan substitutes as a Concept Plan approval.

## **12. UNDERGROUND UTILITY SERVICE**

Except where approved in writing by the Chief of Public Works Operations, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground. This requirement shall not apply to existing overhead lines.

## **13. CHANGES TO DEVELOPMENT PLAN**

### **13.1. Minor Changes**

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the Director of Planning and Development Services and the City Attorney.

### **13.2. Major Changes**

All changes not permitted under section 13.1 above shall be resubmitted following the same procedure required by the original PUD application.

## LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Legal Description of Property
Exhibit "B"	Development Tracts
Exhibit "C"	Parkland Dedication

*This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.*

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = FOUND 1/2" IRON ROD WITH "AUSTIN SURVEY GROUP" CAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°11'52"W	313.44
L2	N00°48'08"W	225.00
L3	S89°11'52"W	225.00
L4	N02°03'48"W	18.25'
L5	N04°54'50"W	100.54'
L6	N02°03'48"W	214.58
L7	N47°03'48"W	49.50'
L8	N02°03'48"W	535.68
L9	N27°56'12"E	92.00'
L10	N02°03'48"W	276.25
L11	N45°42'04"E	25.77'
L12	N69°28'14"E	160.00'
L13	S89°11'52"W	179.81'
L14	N46°25'50"W	57.54'
L15	N02°03'48"W	184.81'
L16	N89°11'52"E	225.00
L17	S00°48'08"E	225.00

**LINE TABLE**

LINE	BEARING
L1	S89°11'52"W
L2	N00°48'08"W
L3	S89°11'52"W
L4	N02°03'48"W
L5	N04°54'50"W
L6	N02°03'48"W
L7	N47°03'48"W
L8	N02°03'48"W
L9	N27°56'12"E
L10	N02°03'48"W
L11	N45°42'04"E
L12	N69°28'14"E
L13	S89°11'52"W
L14	N46°25'50"W
L15	N02°03'48"W
L16	N89°11'52"E
L17	S00°48'08"E

**NOTE:**

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = FOUND 1/2" IRON ROD WITH "AUSTIN SURVEY GROUP" CAP

**RIGHT OF WAY TO CITY OF ROUND ROCK BY DEDICATION DEED - DOC No. 2005048301**

SCALE: 1" = 200'

**RJ SURVEYING & ASSOCIATES, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817

S:\LAND\200-1249\1242\dwg\1242-ZONING-3.dwg 5/23/2011 9:19:35 AM CDT

11.94 Acres

A PARCEL OF LAND IN COUNTY, TEXAS, BEING A PART OF THE P. A. HOLDER SURVEY, ABSTRACT No. 297, AND BEING A PART OF THAT 8.856 ACRE TRACT OF LAND (TRACT 4A) CONVEYED TO WILSHIRE HOMES, INC., BY DEED RECORDED IN DOCUMENT No. 2000006061 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, LESS AND NOT INCLUDING THAT 1.496 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK FOR FOREST CREEK DRIVE RIGHT OF WAY BY DEED RECORDED IN DOCUMENT No. 2005048301 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PART OF THAT 8.856 ACRE TRACT OF LAND (TRACT 4B) CONVEYED TO PULTE HOMES OF TEXAS, L.P. BY DEED RECORDED IN DOCUMENT No. 2000006058 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set in the East Line of said Tract 4A, the same being the Southwest Corner of Lot 1, Block M, Sonoma Section 10, according to the plat thereof recorded in Cabinet Y, Slide 332 of the Plat Records of Williamson County, Texas, and also being the Northeast Corner of the said 1.496 Acre Tract of land conveyed to the City of Round Rock for Forest Creek Drive right of way;

THENCE S.89°11'52"W., along the North Line of the 1.496 Acre Tract, the same being the North Line of Forest Creek Drive, a distance of 313.44 feet, (from which point a 1/2" iron rod with "Austin Survey Group" cap bears S.89°11'52"W., 305.68 feet);

THENCE across the said 8.856 Acre Wilshire Homes Tract the following two courses:

1. N.00°48'08"W. a distance of 225.00 feet;
2. S.89°11'52"W. a distance of 225.00 feet to a point in the East Line of the proposed right of way for Arterial A;

THENCE across the said 8.856 Acre Wilshire Tract and along the proposed East Line of Arterial A the following five courses:

1. N.02°03'48"W. a distance of 18.25 feet;
2. N.04°54'50"W. a distance of 100.54 feet;
3. N.02°03'48"W. a distance of 214.58 feet;
4. N.47°03'48"W. a distance of 49.50 feet;
5. N.02°03'48"W. (at a distance of 87.72 feet pass the North Line of the said 8.856 Acre Wilshire Tract and continue across the said 8.856 Acre Pulte Tract) in all a distance of 535.68 feet;

THENCE continue across the said 8.856 Acre Pulte Tract the following two courses:

1. N.27°56'12"E. a distance of 92.00 feet;
2. N.02°03'48"W. a distance of 276.25 feet to the center of Brushy Creek and the North Line of the said 8.856 Acre Pulte Tract;

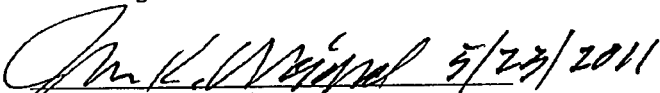
11.94 Acres

THENCE along said North Line the following two courses:

1. N.45°42'04"E. a distance of 25.77 feet;
2. N.69°28'14"E. a distance of 160.00 feet to the Northeast corner of the said 8.856 Acre Pulte tract and the Northwest Corner of Lot 46, Block F, Sonoma Section 12, according to the plat thereof recorded in Cabinet Z, Slides 347 and 348 of the Plat Records of Williamson County, Texas;

THENCE S.14°53'58"E., along the West Line of said Lot 46, the West Line of Lot 77, Block F and the West Line of Lot 1, Block M, a distance of 1604.76 feet to the said Point of Beginning.

Containing 11.94 acres, more or less, as shown on the attached sketch.

  
J. Kenneth Weigand  
Registered Professional Land Surveyor No. 5741  
State of Texas



RJ Surveying & Associates, Inc.  
1212 East Braker Lane  
Austin, Texas 78753

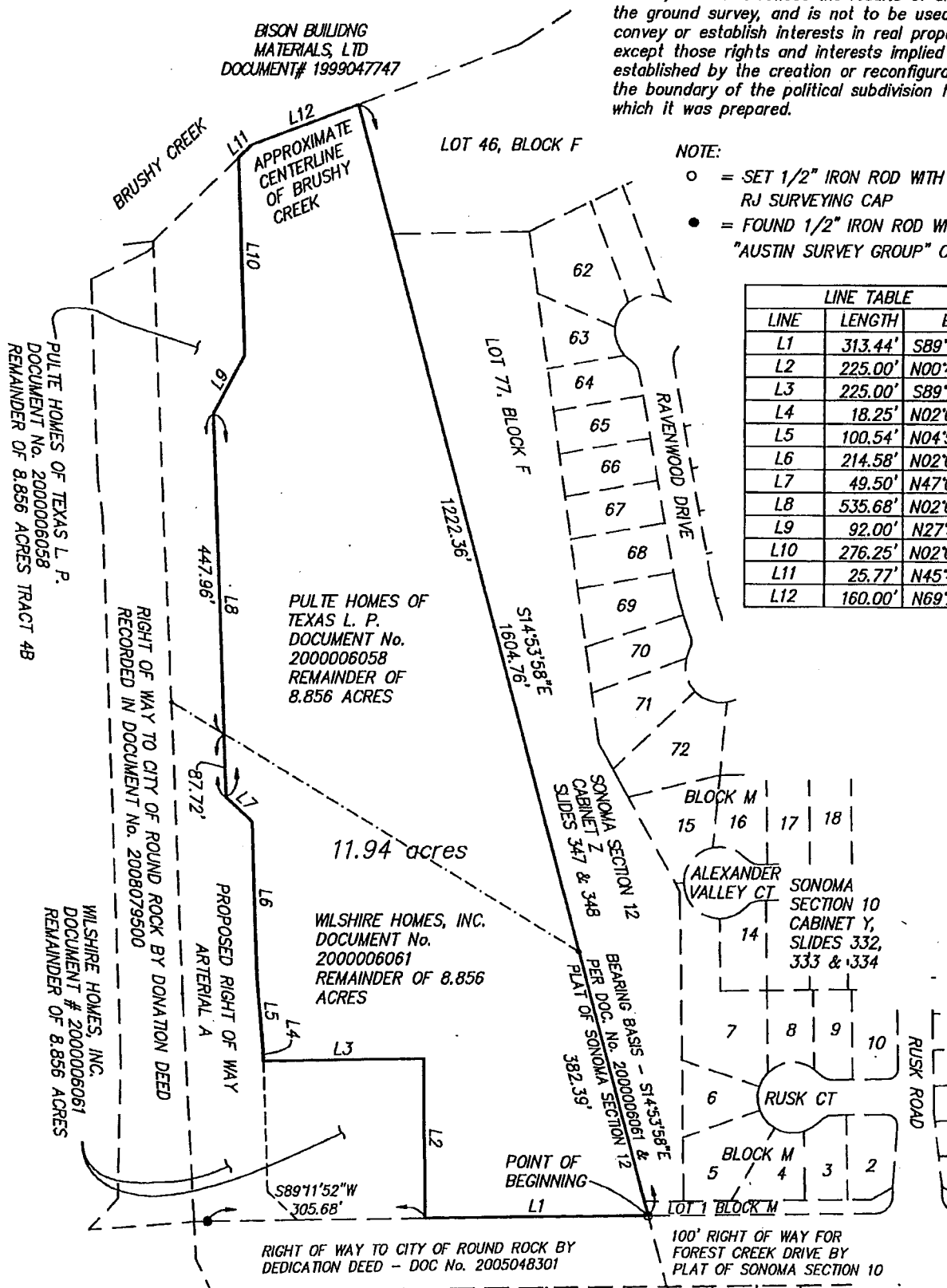
This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

The West Line of Lot 1, Block M is assumed to bear S.14°53'58"E. as shown on the plat of Sonoma Section 10.

**NOTE:**

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = FOUND 1/2" IRON ROD WITH "AUSTIN SURVEY GROUP" CAP

LINE TABLE		
LINE	LENGTH	BEARING
L1	313.44'	S89°11'52"W
L2	225.00'	N00°48'08"W
L3	225.00'	S89°11'52"W
L4	18.25'	N02°03'48"W
L5	100.54'	N04°54'50"W
L6	214.58'	N02°03'48"W
L7	49.50'	N47°03'48"W
L8	535.68'	N02°03'48"W
L9	92.00'	N27°56'12"E
L10	276.25'	N02°03'48"W
L11	25.77'	N45°42'04"E
L12	160.00'	N69°28'14"E



SCALE: 1" = 200'

**SKETCH TO ACCOMPANY DESCRIPTION**  
(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

**RJ SURVEYING & ASSOCIATES, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817

S:\LANDI200-1249\1242\dwg\1242-ZONING-2.dwg 8/29/2011 3:50:22 PM CDT

1.13 acres

A PARCEL OF LAND IN COUNTY, TEXAS, BEING A PART OF THE P. A. HOLDER SURVEY, ABSTRACT No. 297, AND BEING A PART OF THAT 8.856 ACRE TRACT OF LAND (TRACT 4A) CONVEYED TO WILSHIRE HOMES, INC., BY DEED RECORDED IN DOCUMENT No. 2000006061 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, LESS AND NOT INCLUDING THAT 1.496 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK FOR FOREST CREEK DRIVE RIGHT OF WAY BY DEED RECORDED IN DOCUMENT No. 2005048301 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a ½" iron rod with RJ Surveying cap set in the East Line of said Tract 4A, the same being the Southwest Corner of Lot 1, Block M, Sonoma Section 10, according to the plat thereof recorded in Cabinet Y, Slide 332 of the Plat Records of Williamson County, Texas, and also being the Northeast Corner of the said 1.496 Acre Tract of land conveyed to the City of Round Rock for Forest Creek Drive right of way;

THENCE S.89°11'52"W. crossing the said 8.856 Acre Tract and along the North Line of the said 1.496 Acre Tract a distance of 313.44 feet to the Point of Beginning;

THENCE S.89°11'52"W. along the North Line of the 1.496 Acre Tract, the same being the North Line of Forest Creek Drive, a distance of 179.81 feet to a point in the East Line of the proposed right of way for Arterial A, from which point a 1/2" iron rod with "Austin Survey Group" cap bears S.89°11'52"W., 125.88 feet;

THENCE across the said 8.856 Acre Tract and along the proposed East Line of Arterial A, the following two courses:

1. N.46°25'50"W. a distance of 57.54 feet;
2. N.02°03'48"W. a distance of 184.81 feet;

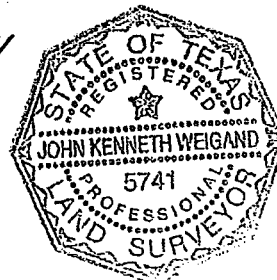
THENCE across the said 8.856 Acre Tract the following two courses:

1. N.89°11'52"E. a distance of 225.00 feet;
2. S.00°48'08"E. a distance of 225.00 feet to the said Point of Beginning.

Containing 1.13 acres, more or less, as shown on the sketch attached.

*John K. Weigand* 5/23/2011  
J. Kenneth Weigand  
Registered Professional Land Surveyor No. 5741  
State of Texas

RJ Surveying & Associates, Inc.  
1212 East Braker Lane  
Austin, Texas 78753



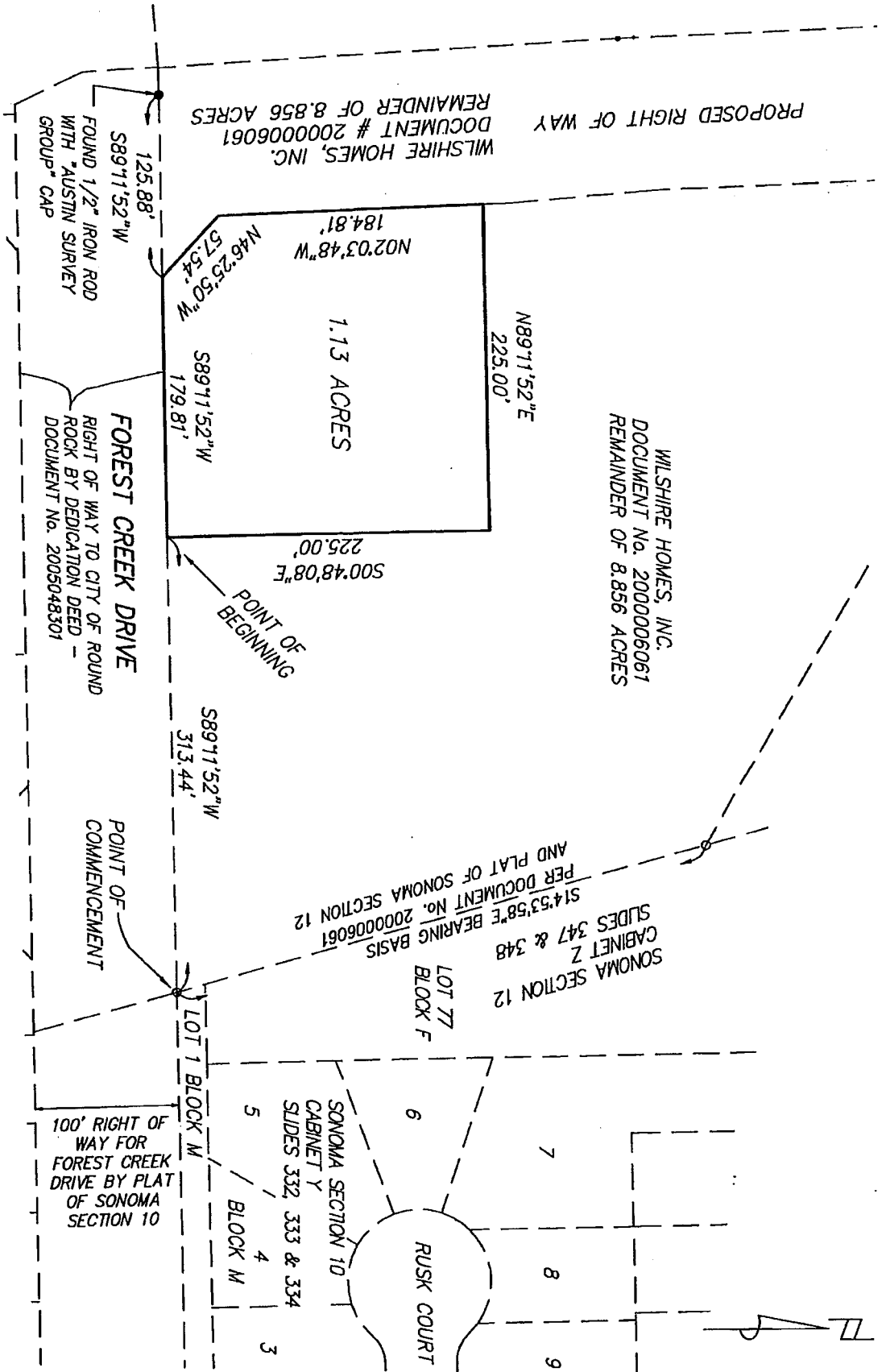
This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

The West Line of Lot 1, Block M is assumed to bear S.14°53'58"E. as shown on the plat of Sonoma Section 10.

NOTE:

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH "RU SURVEYING" CAP

This document was prepared under 22TAC 66.3.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



SKETCH TO ACCOMPANY DESCRIPTION

(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: MAY 17, 2011 SCALE: 1" = 100'

**RU SURVEYING & ASSOCIATES, INC.**

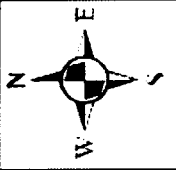
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817



**RJ SURVEYING & ASSOCIATES, INC.**  
1212 E. BRAYER LANE, AUSTIN, TEXAS 78753  
(512) 836-4783 FAX: (512) 836-4811

2014年12月24日 星期三 11:27/2014 12/24 PM CST





**BP**

**Unzoned**

**Subject Tract  
13.07 ac**

**Future Kenney Fort Blvd**

**SF2**

**PUD**

**Forest Creek Dr**

**PUD**

**G2**

**SF2**



## City Council Agenda Summary Sheet

<b>Agenda Item No.</b>	H2.
<b>Agenda Caption:</b>	Consider public testimony regarding and an ordinance adopting the Planned Unit Development (PUD) No. 93 zoning district to allow multi-family residential and local commercial development on approximately 13.07 acres. (First Reading)
<b>Meeting Date:</b>	August 23, 2012
<b>Department:</b>	Planning and Development Services
<b>Staff Person making presentation:</b>	Peter Wysocki
	Planning and Development Services Director

### Item Summary:

The subject property is approximately 13.1 acres and it was annexed in January of 2000. In Fall 2011, the applicant submitted an application to zone the property MF (Multi-Family) and C2 (Local Commercial). The Planning and Zoning Commission held a public hearing on the proposal on October 4, 2011. After significant public testimony in opposition, the request was tabled by the Planning and Zoning Commission. The property owner has since met with the neighboring home owners associations and negotiated this PUD zoning proposal with the City staff.

The current proposal is to allow C2 (Local Commercial) uses, with the exception of gasoline or fuel sales, on 1.13 acres located on Forest Creek Boulevard at the future intersection with Kenney Fort Boulevard; and, Multi-family (limited to 120 units and two stories in height) on the remainder 9.09 acres of the property. The remaining 2.85 acres, which contains a drainage area, would remain undeveloped, although part of the property would be dedicated to the City for use as a hike and bike trail. The subject property does not directly abut the residences in the Sonoma subdivision as there is an existing, heavily wooded open space parcel that acts as a natural buffer.

The C2 (Local Commercial) site will be limited to retail sales and services of 7,500 square feet per user (in compliance with the current Zoning Ordinance), with no drive-through facilities, with the exception of banks. All multi-family residential units will be required to have at least one garage enclosed parking space, which is integrated as part of the residential structure. Additional garage enclosed spaces must meet specific location and design standards. A minimum of five design features, selected from a list of fourteen, must be incorporated into the residential buildings and at least two residential amenities, selected from a list of nine, must be provided. In addition, the landscape areas along Forest Creek Boulevard will be continued as part of the development. The park land dedication requirements for both the commercial and residential development will be met through the dedication of approximately 2.5 acres of land along the creek, which will be used to provide a portion of a hike and bike trail planned by the City.

The multi-family residential standards closely resemble those of the draft MF-1 (Multi-Family – Low Density) district currently under consideration by the City. However, since this request for the PUD was made prior to the draft MF-1 district being created, the applicant has requested that the PUD be considered without further delays awaiting the outcome of the new MF standards.

The Planning and Zoning Commission voted 8-0 on July 25, 2012 to recommend approval of the PUD.

**Date of Public Hearing (if required):** N/A

**Recommended Action:** Approval